

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1000 Congress St. 04102		Owner: Robert Campbell		Phone: 741-1000		Permit No: 000177	
Owner Address: 1000 Congress St. 04102		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: C.A.		Address:		Phone:		Permit Issued: PERMIT ISSUED MAR 13 CITY OF PORTLAND	
Past Use: Single Family		Proposed Use: Single Family		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: Change of Use from Single Family to Single Family				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By: <i>[Signature]</i>		Date Applied For: <i>[Date]</i>					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

spectrum of stairs - tread + risers OK - no handrail on ye:
p of need for handrail. Jm

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

1 n1s 401
has 6046 #

DATE: 24 February 2K ADDRESS: 60 Carleton ST. CBL: 063-D-013
REASON FOR PERMIT: Change of Use From 2 dwelling Units To 4 dwelling Unit.
BUILDING OWNER: West Company
PERMIT APPLICANT: _____ /CONTRACTOR SAO

USE GROUP: R-2 CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: \$30.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

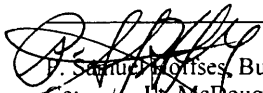
This building has had 4 units for some time

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *12, *15, *16, *17, *18, *19, *27, *34, *36 #31

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *Any Additional units require A Separate review before work begins.*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *36. *Meeting these requirements could require a new bldg. permit to make changes -*


 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
M. C.

PSH 1/26/00

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

***CERTIFICATE OF OCCUPANCY FEE \$50.00

60 Carleton Street, Portland, ME

1st Floor consists of 2 Apartments

Apt 1 : Located in the front of the building facing Carleton Street. Apartment 1 has two rooms, a living room and kitchen combination, and a bedroom. The bathroom is off the bedroom on the interior of the building.

Apt 2: Located in the back of the building. Apartment 2 has four rooms, a living room, bedroom, kitchen and a small room off the kitchen. The bathroom is off the bedroom.

2nd Floor consists of 2 Apartments

Apt 3: Located in front of the building facing Carleton Street. Apartment 3 has 3 rooms, a living room, bedroom, kitchen. The bathroom is off the kitchen.

Apt 4: Located in the back of the building. Apartment 4 has four rooms, a living, bedroom, kitchen and a den. The bathroom is off the living room.

3rd Floor is an attic and is not finished.

The basement has the utility meters, boiler and hot water heaters.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

LAND USE - ZONING REPORT

RE: 60 Carleton St. - Replace front stairs in existing footprint.

January 19, 2000

C-B-L: 063-D-013 - R-6 Residential Zone

Owner: West Company
288 State St. #1, Portland

Contractor: Apartment Masters, 73 Pearl Street
Portland

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The following conditions also apply to the approval of this permit application:

1. This permit is being issued with no regard as to the given use of the building because of safety and egress requirements. This issuance shall not be misconstrued as an approval of the given number of dwelling units.
2. The given number of units on the permit is 4 dwelling units. Our microfiche files show that the last approved use of this property is a single family. It will be necessary to either legalize the given number of units or to change the building back to the legal allowable number of units of one. It will be necessary to apply for a change of use permit to legalize the number of units. At the time of application, this office shall require floor plans showing all dimension of room layouts, egresses, smoke detectors, and any other pertinent information that may apply. We shall also require an accurate plot plan showing the structure on site and off-street parking spaces (shown on the plan with 9'x19" parking spaces). **It will be necessary to apply for this change of use permit within 21 working days from the receipt of this permit or no later than February 21, 2000. If this office does not receive an application for a change of use to legalize the number of dwelling units within this time frame, it shall be necessary to turn this matter over to our Corporation Counsel for legal actions.**
3. If you have ANY questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <u>60 Carleton St, Portland</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# <u>163</u> Block# <u>D</u> Lot# <u>013</u>	<u>WEST COMPANY</u>	<u>761-0832</u>	
Owner's Address: <u>288 STATE ST APT 1.</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
<u>X</u> <u>PORTLAND, ME 04101</u>	<u>-</u>	\$ <u>-</u>	\$ <u>30</u>
Proposed Project Description: (Please be as specific as possible) <u>Building is a legal 2 family but has been used as a 4 unit for many years. Would like building approved as a 4 unit.</u>			
Contractor's Name, Address & Telephone		Rec'd By	
<u>N/A</u>			
Current Use: Legal 2 family <u>(Legal 2 family)</u>		Proposed Use: <u>4 unit (legal 4 unit)</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

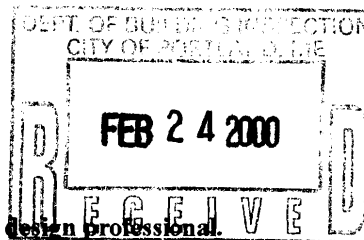
Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Judy E. Leighton for West Company Date: 2/24/00

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



SCHEDULE A

West Company to Coastal Savings Bank

137-139 Neal Street and 60 Carleton Street, Portland, Maine

137-139 Neal Street:

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Neal Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the said easterly side of Neal Street at the southwesterly corner of land conveyed by George Keely to Anna S. Hooper by deed dated July 26, 1901, and recorded in the Cumberland County Registry of Deeds in Book 705, Page 91; thence southerly by said Neal Street 51 feet to the southerly line of land conveyed to George Keely by Trustees under the will of John B. Brown by deed dated June 6, 1888, and recorded in said Registry of Deeds in Book 542, Page 362; thence easterly at right angles with said Neal Street 105.3 feet to land formerly of J. P. Hobbs; thence northerly by said Hobbs land 8.4 feet to land formerly of B. D. Verrill; thence westerly by said Verrill land 10 feet; thence northerly by said Verrill land 47 1/2 feet, more or less, to a picket fence and land conveyed by Mary E. O'Connor to Josephine L. Dalton by deed dated June 17, 1913, and recorded in said Registry of Deeds in Book 916, Page 11; thence westerly by said Dalton lot to the northeasterly corner of said lot conveyed to Anna S. Hooper as aforesaid; thence southerly by said Hooper lot 5 feet to the southeasterly corner thereof; thence westerly by said Hooper lot 58.55 feet, more or less, to said Neal Street at the point of beginning. ALSO, another certain lot or parcel of land, adjoining the above described premises, measuring 15 feet on said Neal Street and extending back 105.3 feet, and being the same premises conveyed to said George Keely by deeds recorded in said Registry of Deeds in Book 698, Page 436 and Page 326.

60 Carleton Street

A certain lot or parcel of land, with the buildings thereon, situated on the west side of Carleton Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the west side of Carleton Street at an angle in the same about 130 feet southerly from Brackett Street and running thence southerly by the line of said street 27.6 feet; thence westerly on a line at right angles to Carleton Street 114 1/2 feet to land now or formerly belonging to H. G. Barker; the westerly extremity of this line being at a point of 10 feet westerly of a point halfway between said Carleton Street and Neal Street; thence northerly at a right angle to the last course by said Barker

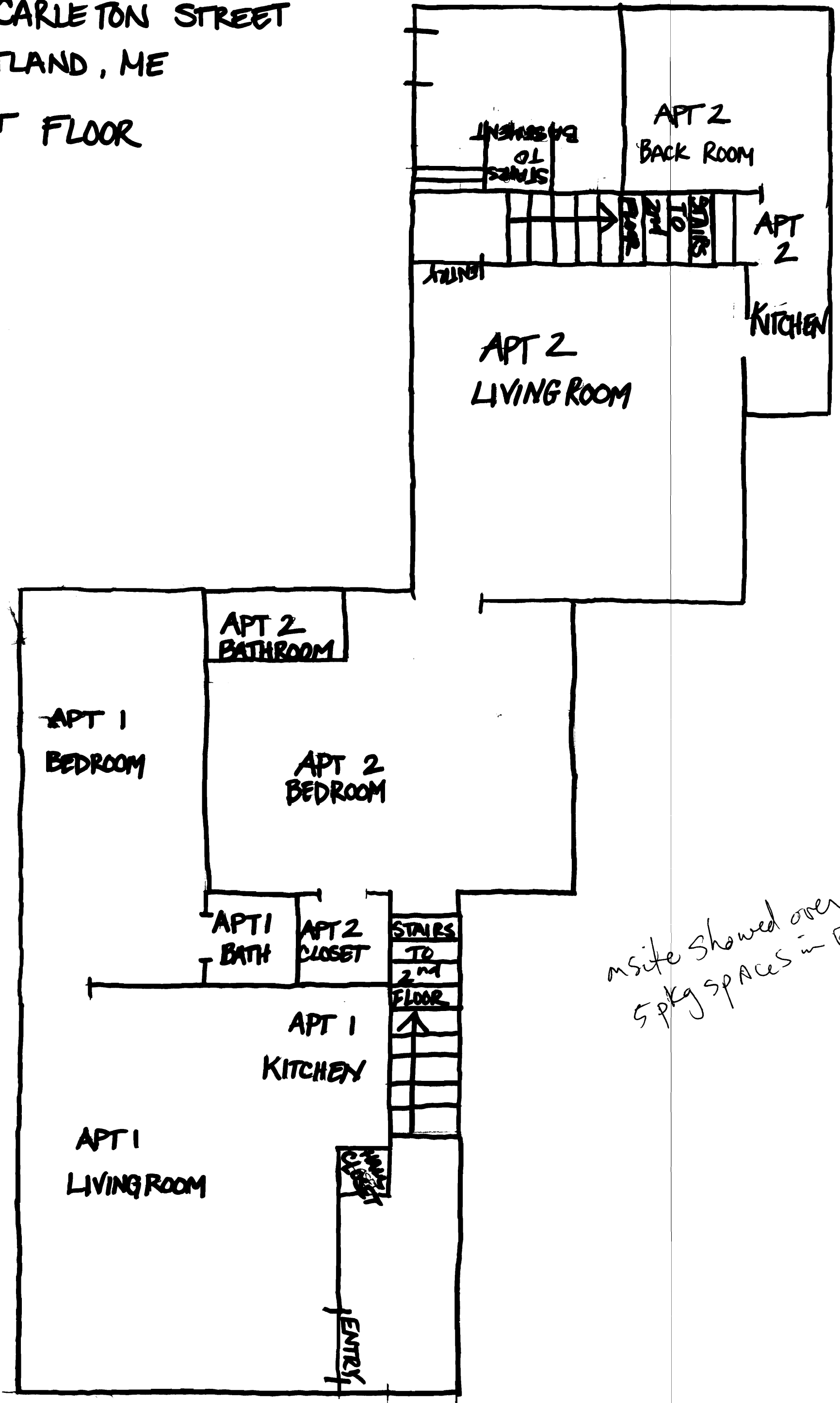
land 47 feet to a corner thereof; thence easterly at a right angle to the last course and by said Barker land 10 feet; thence northerly and at right angles to the last course and by said Barker land 20.63 feet to a corner thereof; thence easterly following the southerly line of said Barker land to the southwesterly corner of land formerly owned by M. L. Haskell; thence easterly along the southerly line of said Haskell land to the southwesterly corner of land formerly of J. A. and E. Tolman; thence easterly along the southerly line of said Tolman land to Carleton Street; thence southerly by said Carleton Street 10 feet to the point of beginning.

Both of the above referenced premises being a portion of the same premises conveyed to Albert J. Vacarro and Edward R. Jenkins by warranty deed of Autumn L. Addington and Carol E. Strecker dated January 12, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8147, Page 161.

Also being a portion of the same premises conveyed to said West Company by Albert J. Vacarro and Edward R. Jenkins by warranty deed of even date to be recorded herewith.

60 CARLETON STREET
PORTLAND, ME

1ST FLOOR



on site showed over
5 pkg spaces in rear

60 CARLETON STREET

PORTLAND, ME

2ND FLOOR

